

# EXHIBIT D

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**From:** Mike Matlat <mike@agrep.com>  
**Sent:** Monday, June 12, 2023 1:34 PM  
**To:** David Bruck <DBRUCK@greenbaumlaw.com>  
**Cc:** wusatine@coleschotz.com  
**Subject:** RE: Almaden Shopping Plaza/Store #3034 San Jose, Ca

**\*\*\* External Email Message \*\*\***

Thank you David. We'll see what happens with the potential going concern sale and advise..

Thank you, Mike

Mike Matlat  
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*Turnaround Atlas Award 2019, 2020 and 2021*  
*\*Outstanding Restructuring*

**From:** David Bruck <[DBRUCK@greenbaumlaw.com](mailto:DBRUCK@greenbaumlaw.com)>  
**Sent:** Monday, June 12, 2023 9:04 AM  
**To:** Mike Matlat <[mike@agrep.com](mailto:mike@agrep.com)>  
**Cc:** [wusatine@coleschotz.com](mailto:wusatine@coleschotz.com)  
**Subject:** Almaden Shopping Plaza/Store #3034 San Jose, Ca

Good morning Mike,

On behalf of my client Almaden Shopping Center LLC, the landlord at the San Jose location of buy Buy Baby, the landlord proposes to pay \$200,000 to the Debtor less the outstanding prepetition rent and charges of \$49,362.87 as set forth in the filed proof of claim and rent and charges for the months of May and June 2023 (being estimated) in exchange for a Lease Termination Agreement to be approved by the entry of an order by the Bankruptcy Court in the bankruptcy case. Please advise if the same is acceptable.

Best  
David Bruck

**David L. Bruck** | Partner

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